

153.0

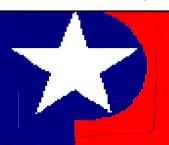
0002

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
844,800 / 844,800
844,800 / 844,800
844,800 / 844,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		BELLINGTON ST, ARLINGTON

OWNERSHIP

Owner 1:	PARRAVANO PAOLO & MARTHA V	Unit #:	
Owner 2:	TRS/ PARRAVANO JOINT REVOCABLE		
Owner 3:	LIVING TRUST		

Street 1: 70 BELLINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PARRAVANO PAUL-ETAL -

Owner 2: PARRAVANO MARTHA V -

Street 1: 70 BELLINGTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1966 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	80.	0.88	9									508,798						508,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7200.000			335,000		1,000		508,800		844,800							
Total Card							0.165			335,000		1,000		508,800		844,800		Entered Lot Size					
Total Parcel							0.165			335,000		1,000		508,800		844,800		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		429.76		/Parcel: 429.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,100	1000	7,200.	508,800	844,900	844,900	Year End Roll	12/18/2019
2019	101	FV	253,000	1000	7,200.	477,000	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	253,000	0	7,200.	394,300	647,300	647,300	Year End Roll	12/20/2017
2017	101	FV	253,000	0	7,200.	362,500	615,500	615,500	Year End Roll	1/3/2017
2016	101	FV	253,000	0	7,200.	330,700	583,700	583,700	Year End	1/4/2016
2015	101	FV	246,800	0	7,200.	324,400	571,200	571,200	Year End Roll	12/11/2014
2014	101	FV	246,800	0	7,200.	301,500	548,300	548,300	Year End Roll	12/16/2013
2013	101	FV	229,800	0	7,200.	286,800	516,600	516,600		12/13/2012

Parcel ID 153.0-0002-0005.0

!11991!

PRINT

Date Time

12/11/20 02:06:51

LAST REV

Date Time

11/30/20 13:42:02

jorourke

11991

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARRAVANO PAUL-	1562-77	1	9/8/2020	Convenience		1	No	No	
SHARKEY GEORGE	1129-167		7/20/1994		232,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2017	1086	Siding	7,000	C				OF EXISTG SUNROOM
6/22/2012	781	Alterati	34,000					
6/10/2010	620	Temp Ten	450					
11/25/2008	1453	Manual	21,000					front portico addi
11/21/2008	1439	Redo Bat	16,550					
10/23/2008	1341	Manual	1,902					remove vinyl sidin
10/21/1996	542		8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Meas/Inspect	BS	Barbara S
6/20/2013	Info Fm Prmt	BR	B Rossignol
7/17/2012	Info Fm Prmt	BR	B Rossignol
11/21/2008	Meas/Inspect	163	PATRIOT
7/12/2001	Hearing-Abat	PM	Peter M
12/30/1999	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

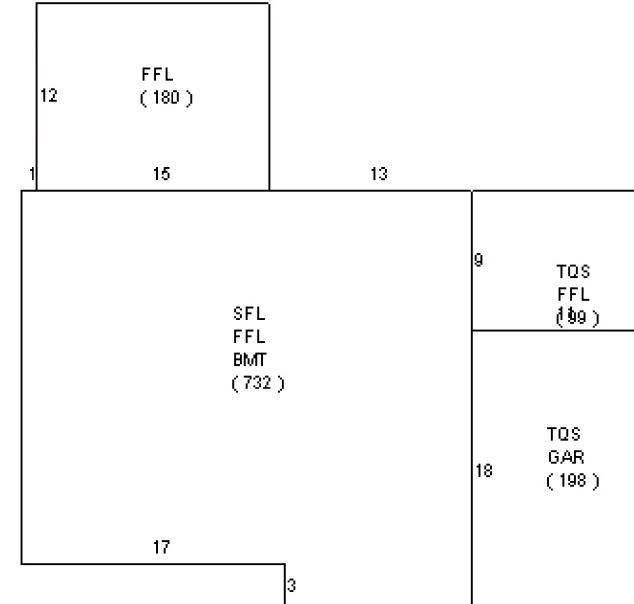
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Good

COMMENTS

PDAS. CK COND 7/09 WIP.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1936
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.18414724
Const Adj.:	0.99989998
Adj \$ / SQ:	148.004
Other Features:	82700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411609
Depreciation:	76559
Depreciated Total:	335050

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	148.00	
Special Features:	0	Val/Su Net:	115.68	
Final Total:	335000	Val/Su SzAd:	170.42	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	16X19	A	AV	2010	3.48	T	7.2	101			1,000		1,000

More: N

Total Yard Items: 1,000

Total Special Features:

Total: 1,000

COMMENTS

PDAS. CK COND 7/09 WIP.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB: 1	

REMODELING**RES BREAKDOWN**

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	7	3	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals					
		1	7	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,011	148.000	149,632						
BMT	Basement	732	44.400	32,502						
SFL	Second Floor	732	148.000	108,339						
TQS	3/4 Story	223	148.000	32,968						
GAR	Garage	198	27.620	5,469						
Net Sketched Area:						Total:				
Size Ad	1965.75	Gross Are	2970	FinArea	1966					

IMAGE**AssessPro Patriot Properties, Inc**